

Doc. # 5189

ADOPTED

JUNE 15, 1989

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: LINDA BOURQUE, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
GAY FORBES, DEPUTY DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Recommendations on 42 zoning petitions have been prepared by
Authority staff for transmittal to the Board of Appeal.

<u>Neighborhoods</u>	<u>Approval</u>	<u>Recommendations</u>		<u>Deferral</u>
		<u>Denial</u>	<u>Denial w/o Prejudice</u>	
Allston-Brighton	4	1	1	
Back Bay	1			
Beacon Hill				
Charlestown	1			
Chinatown				
City Proper	2			
Dorchester	8			1
East Boston	1			
Fenway				
Government Center				
Hyde Park				
Jamaica Plain	1		1	
Kenmore		2		
Mattapan	2			
North End				
Roslindale		2		
Roxbury	2	1		
South Boston	2	3		1
South Cove				
South End	2			
West Roxbury	2			1

Allston-Brighton

Approval	Z-12741.	1243-1245 Commonwealth Avenue, take out restaurant.
Denial without Prejudice	Z-12780.	1759-1763 Washington Street, hotel, lodging house.
Approval	Z-12800.	202-204 Harvard Avenue, retail store.
Approval	Z-12852.	99 Bennett Street, enclosed porches.
Approval	Z-12860.	2 Litchfield Street, driveways.
Denial	Z-12794.	313 Allston Street, sixteen to seventeen apartments.

Back Bay

Approval	Z-12563- 12564.	32 Marlborough Street and 299 Berkeley Street, six apartments.
----------	--------------------	--

Charlestown

Approval	Z-12829.	9 Union Street, roof deck.
----------	----------	----------------------------

City Proper

Approval	Z-12798.	83-87 Summer Street, take out restaurant.
Approval	Z-12832.	177 Milk Street, mezzanine addition.

Dorchester

Approval	Z-12790.	1894 Dorchester Avenue, three to four family dwelling.
Approval	Z-12806.	1915 Dorchester Avenue, take out restaurant.
Approval	Z-12814- 12815.	2-6 Walnut Street and 400-412 Neponset Avenue, two to nine apartments.
Deferral	Z-12833- 12834.	568-574 Blue Hill Avenue, ten apartments.
Approval	Z-12843.	12 Nightingale Street, two to three family dwelling.
Approval	Z-12850.	1107-1109 Dorchester Avenue, laundromat.
Approval	Z-12862.	10 DeWolf Street, two to three family dwelling.
Approval	Z-12953- 12458.	144-148 Whitfield Street, 74-76 Wheatland Avenue, 115A-B Southern Avenue, six one family dwellings.

Approval Z-12978-12980. 14-21-28 Ferndale Street, six and three family dwellings.

East Boston

Approval Z-11849. 305 Sumner Street, legalize three family dwelling.

Jamaica Plain

Approval Z-12837. 81 Sedgwick Street, one to three family dwelling.

Deferral Z-12901. 167 School Street, one to two family dwelling.

Kenmore

Denial Z-12820. 642-648 Beacon Street, take out restaurant.

Denial Z-12827. 838 Beacon Street, take out restaurant.

Mattapan

Approval Z-12811. 37 Wellington Hill Street, three family dwelling.

Approval Z-12840. 4 Carlos Street, one to two family dwelling.

Roslindale

Denial Z-12810. 115 Belgrade Avenue, sale of used cars.

Denial Z-12847-12848. 23 Gardenside Street and 83 Sherwood Street, one family dwelling.

Roxbury

Denial Z-12823. 152 Hampden Street, outdoor storage of waste paper.

Approval Z-12867. 43 Woodward Avenue, legalize two family dwelling.

Approval Z-12836. 376 Warren Street, laundromat.

South Boston

Denial Z-12769. 306 West Broadway, auto repair.

Deferral Z-12819. 237 Dorchester Street, addition and deck.

Denial Z-12822. 722 East Eighth Street, accessory garage roof.

Approval Z-12824. 284 K Street, deck addition.

Denial Z-12838. 643-647 East Broadway, legalize nine apartments, animal hospital.

Approval Z-12881. 465A-465 East Eighth Street, legalize three family dwelling.

South End

Approval Z-12508. 523 Massachusetts Avenue, lodging house.

Approval Z-12839. 446 Shawmut Avenue, roof deck.

West Roxbury

Approval Z-12892-12893. 75 and 85 New Haven Street, subdivide.

Approval Z-12906. 2053-2055 Centre Street, addition.

Deferral Z-12930. 18 Sunnybank Road, addition.

BOARD OF APPEAL REFERRALS

JUNE 15, 1989

	<u>Hearing</u>	
1. Z-11849	6/27/89	K. & D. Brodie & G. Clemons 305 Sumner Street, East Boston
2. Z-12508	6/20/89	523 Massachusetts Avenue Realty Trust Daniel L. Murphy, Trustee 523 Massachusetts Avenue, Boston
3. Z-12563-12564	6/27/89	Wharf Development Corporation First Lutheran Church of Boston 32 Marlborough Street & 299 Berkeley Street Boston
4. Z-12741	6/13/89	Har Har Realty 1243-1245 Commonwealth Avenue, Boston
5. Z-12769	6/27/89	Shell Oil Company 306 West Broadway, South Boston
6. Z-12780	6/20/89	Alexandra Prop., Inc. 1759-1763 Washington Street, Boston
7. Z-12790	7/11/89	John F. Sapienza 1084 Dorchester Avenue, Dorchester
8. Z-12794	7/11/89	Mark Resnick 313 Allston Street, Allston
9. Z-12798	6/20/89	BPK Associates Limited Partnership 83-87 Summer Street, Boston
10. Z-12800	7/11/89	1212-1218 Realty Trust 202-204 Harvard Avenue, Allston
11. Z-12806	7/11/89	Patrick J. Kelly 1915 Dorchester Avenue, Dorchester
12. Z-12810	6/27/89	Asya Scher 115 Belgrade Avenue, Roslindale
13. Z-12811	6/27/89	Mark Kinchla 37 Wellington Hill Street, Mattapan
14. Z-12814-12815	6/27/89	Anthony Nader 2-6 Walnut Street 400-412 Neponset Avenue, Dorchester
15. Z-12819	6/27/89	Francis Mulligan 237 Dorchester Street, South Boston

BOARD OF APPEAL REFERRALS

JUNE 15, 1989

Hearing

- | | | | |
|-----|---------------|---------|---|
| 16. | Z-12820 | 6/27/89 | One Kenmore Center
642-648 Beacon Street, Boston |
| 17. | Z-12822 | 6/27/89 | Grace K. Simon
722 East Eighth Street, South Boston |
| 18. | Z-12823 | 7/11/89 | Irving Shaffer
152 Hampden Street, Roxbury |
| 19. | Z-12824 | 6/27/89 | Megan Tabor
284 K Street, South Boston |
| 20. | Z-12827 | 6/27/89 | Pauline Lotti
838 Beacon Street, Boston |
| 21. | Z-12829 | 6/27/89 | Tobias Yarmolinsky
9 Union Street, Charlestown |
| 22. | Z-12832 | 6/27/89 | John Willard
177 Milk Street, Boston |
| 23. | Z-12833-12834 | 6/27/89 | Richard Donovan
568-574 Blue Hill Avenue, Dorchester |
| 24. | Z-12836 | 7/18/89 | Arthur H. Walker
376 Warren Street, Roxbury |
| 25. | Z-12837 | 6/27/89 | Thomas & Hannah Joyce
81 Sedgwick Street, Jamaica Plain |
| 26. | Z-12838 | 6/27/89 | A.A.M. Realty
643-647 East Broadway, South Boston |
| 27. | Z-12839 | 7/11/89 | Alexis Schyrokyj
446 Shawmut Avenue, Boston |
| 28. | Z-12840 | 7/11/89 | Albert Pinckney
4 Carlos Street, Mattapan |
| 29. | Z-12843 | 7/11/89 | Jean Joseph
12 Nightingale Street, Dorchester |
| 30. | Z-12847-12848 | 6/27/89 | Lyle & Patricia Freiburger
23 Gardenside Street & 83 Sherwood Street
Roslindale |
| 31. | Z-12850 | 7/18/89 | Michael Colantonio
1107-1109 Dorchester Avenue, Dorchester |

BOARD OF APPEAL REFERRALS

JUNE 15, 1989

Hearing

32.	Z-12852	7/11/89	Anne G. Ryan 99 Bennett Street, Brighton
33.	Z-12860	7/18/89	John R. Lawson 2 Litchfield Street, Brighton
34.	Z-12862	7/18/89	John Gaspardi 10 DeWolf Street, Dorchester
35.	Z-12867	7/18/89	Francis H. Smith 43 Woodward Avenue, Roxbury
36.	Z-12881	6/27/89	Richard Statsky 465A-465 East Eighth Street, South Boston
37.	Z-12892-12893	6/27/89	Elias Audy 75 & 85 New Haven Street, West Roxbury
38.	Z-12901	6/27/89	Donna Fitzgerald 167 School Street, Jamaica Plain
39.	Z-12906	7/11/89	William J. Gormley 2053-2055 Centre Street, West Roxbury
40.	Z-12930	7/18/89	Gertrude McCarthy 18 Sunnybank Road, West Roxbury
41.	Z-12953-12958	6/20/89	City of Boston 144 & 148 Whitfield Street, 74-76 Wheatland Avenue, 115A-115B Southern Avenue, Dorchester
42.	Z-12978-12980	6/20/89	City of Boston 14, 21, & 28 Ferndale Street, Dorchester

Board of Appeal Referrals

6/15/89

Hearing: 6/27/89

Z-12849
Kathie Brodie
305 Sumner Street
East Boston

Site: Three-story structure

District(s): Apartment (H-1-40)

Purpose: Legalize occupancy as three-family dwelling.

Violation(s): Insufficient lot area and open space.

VOTED: In reference to petition Z-12849, Kathie Brodie, 305 Sumner Street, East Boston, for two variances to legalize occupancy as three-family dwelling in an apartment (H-1-40) district, the Boston Redevelopment Authority recommends approval with proviso that appellant present evidence to the Board of Appeal that none of the units are below grade. Existing condition for several years. No community response.



Z-11849

305 SUMNER ST

EAST BOSTON

Board of Appeal Referrals

6/15/89

Hearing: 6/20/89 Z-12508
523 Massachusetts Avenue Realty Trust
Daniel L. Murphy, Trustee
523 Massachusetts Avenue
Boston

Site: Four-story structure

District(s): Apartment (H-2)

Purpose: Change occupancy from lodging house to same and manager's apartment.

Violation(s): Manager's apartment is conditional use.

VOTED: In reference to petition Z-12508, 523 Massachusetts Avenue Realty Trust, David L. Murphy, Trustee, 523 Massachusetts Avenue, Boston, for conditional use for change of occupancy from lodging house to same and manager's apartment in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval. Strong community support exists for preservation of this property as lodging house.



Z-12508 523 MASSACHUSETTS AVENUE, BOSTON

Board of Appeal Referrals

6/15/89

Hearing: 6/27/89 Z-12563-12564
Wharf Development Corporation
First Lutheran Church of Boston
32 Marlborough Street & 299 Berkeley Street
Boston

Site: One-story structure

District(s): Apartment (H-3-65)

Purpose: Erect six-story six-unit apartment structure with church classrooms; change occupancy from church to same, classrooms, music, and meeting rooms; enclose outdoor atrium and erect one-story rear addition.

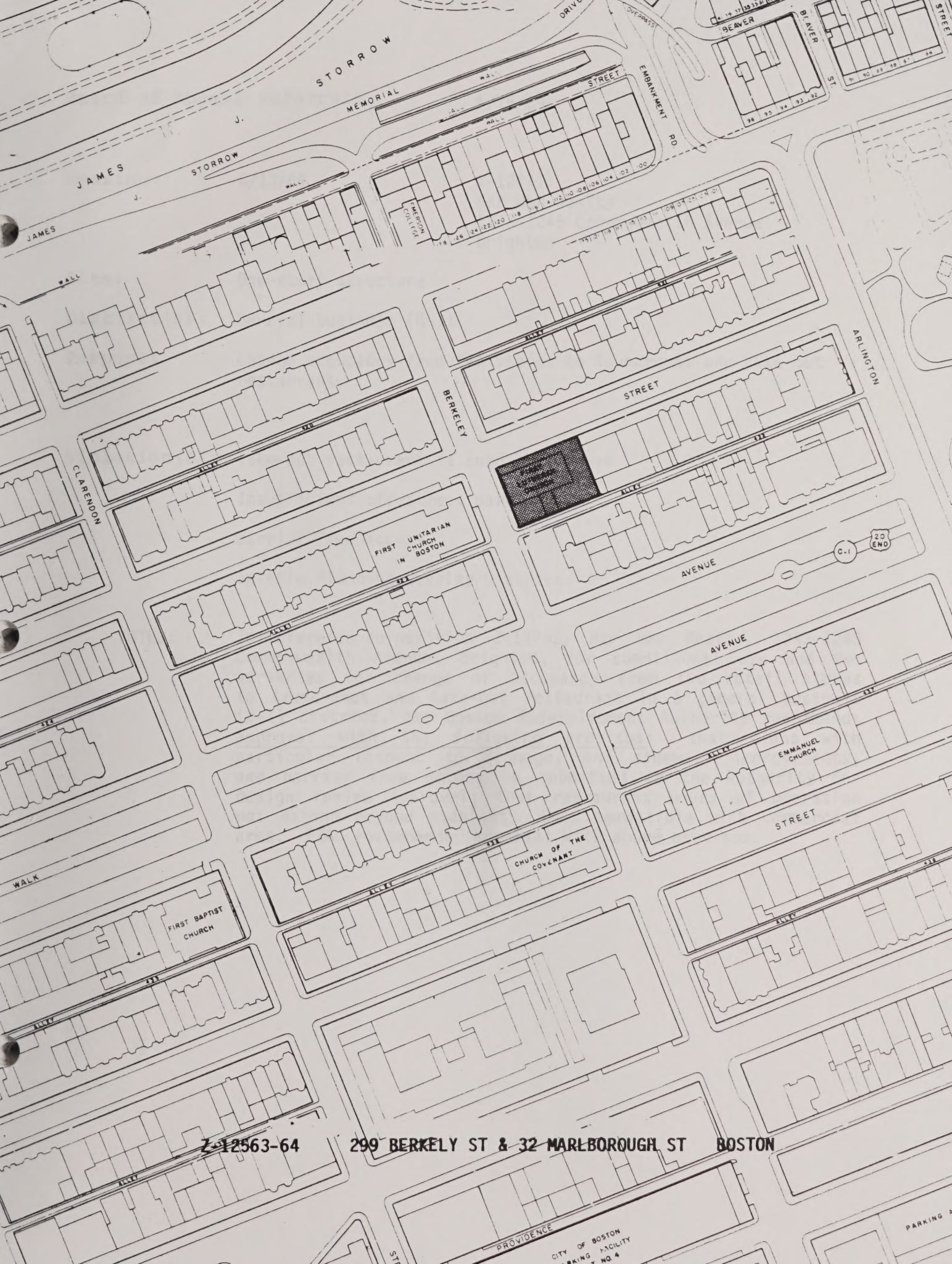
Violation(s): Adult education center is conditional use.

Excessive floor area ratio and height of building.

Insufficient side and rear yards.

Off-street parking design.

VOTED: In reference to petitions Z-12563-12564, Wharf Development Corporation, First Lutheran Church of Boston, 32 Marlborough Street & 299 Berkeley Street, Boston, for two conditional uses and seven variances to erect six-story six-unit apartment structure with church classrooms, change occupancy from church to same, classrooms, music, and meeting rooms, enclose outdoor atrium, and erect one-story rear addition in an apartment (H-3-65) district, the Boston Redevelopment Authority recommends approval with proviso that plans be reviewed by the Back Bay Architectural Commission. Proposed six-story residential structure at 32 Marlborough Street is in complete compliance with the height and floor area limits of the Downtown IPOD. Neighborhood Association of the Back Bay is opposed to these petitions.



Z-12563-64

299 BERKELY ST & 32 MARLBOROUGH ST BOSTON

CITY OF BOSTON
BRING FACILITY
NO 4

Board of Appeal Referrals

6/15/89

Hearing: 6/13/89 Z-12741
Har Har Realty
1243-1245 Commonwealth Avenue
Brighton

Site: One-story structure

District(s): General business (B-1)

Purpose: Change occupancy from two stores to laundromat and take-out restaurant.

Violation(s): Take-out restaurant is conditional use.

Insufficient off-street parking.

Barrier free access.

Interim Planning Overlay District.

VOTED: In reference to petition Z-12741, Har Har Realty, 1243-1245 Commonwealth Avenue, Brighton, for conditional use and two variances for change of occupancy from two retail stores to laundromat and take-out restaurant in a general business (B-1) district, the Boston Redevelopment Authority recommends approval with the following provisos: that plans with particular respect to signage, and sidewalk improvements, and barrier free access be submitted to the Authority for design review approval; that restaurant hours of operation not extend beyond midnight. Uses compatible with commercial area. PZAC recommends approval with above provisos.

Board of Appeal Referrals

6/15/89

Hearing: 6/27/89

Z-12769
Shell Oil Company
306 West Broadway
South Boston

Site: Gas station

District(s): General business (B-1)

Purpose: Change occupancy from gas station to same and auto repair.

Violation(s): At variance with previous Board of Appeal decision.

VOTED: In reference to petition Z-12769, Shell Oil Company, 306 West Broadway, South Boston for variance for change occupancy from gas station to same and auto repair in a general business (B-1) district, the Boston Redevelopment Authority recommends denial. Auto repair (body work, transmissions, engine overhauls, etc.) with its attendant noise would have a detrimental affect on abutting neighborhood.

LOUIS

STREET

STREET

CYPHER

WEST FIRST

BOLTON

FALL

1

1

✓

PL

1

1

 $\angle$

3

10

DRAKE
SCHOOL

JOYCE HAYES
WAY

WAT

2

POLICE
STATION
N 96



ST. NCENT
20 PAUL
R C CHURCH

SOUTH BOSTON

Board of Appeal Referrals

6/15/89

Hearing: 6/20/89 Z-12780
Alexandra Prop., Inc.
Alan Haines (Agent)
1759-1763 Washington Street
Boston

Site: Five-story structure

District(s): General business (B-2)

Purpose: Change occupancy from stores, offices, and tenements to retail, offices, bank, restaurant, lodging house (22 rooms) and hotel (29 rooms).

Violation(s): Insufficient off-street parking.
Interim Planning Overlay District.

VOTED: In reference to petition Z-12780, Alexandra Prop., Inc., Alan Haines, (Agent), 1759-1763 Washington Street, Boston, for variance for change of occupancy from stores, offices, and tenements to retail, offices, bank, restaurant, lodging house (22 rooms) and hotel (29 rooms) in a general business (B-2) Interim Planning Overlay District, the Boston Redevelopment Authority recommends denial without prejudice. The Lower Roxbury PZAC has raised significant reservations about the proposed project, and voted against it. There is no evidence of community support for the proposed use. Further, the developer has not submitted an acceptable plan to address the lack of parking for the proposed commercial uses (retail, office, bank, restaurant, lodging, and hotel). A major concern is the ongoing change for use of the property. The latest proposal has provisions for 46 hotel rooms. It appears that a development concept for this project has not been finalized.



Z-12780 1759-1763 Washington Street, Boston

Board of Appeal Referrals

6/15/89

Hearing: 7/11/89 Z-12790
John F. Sapienza
1084 Dorchester Avenue
Dorchester

Site: Three-story sttructure

District(s): Local business (L-1)

Purpose: Change occupancy from three-family dwelling and general contractor's office and shop to four-family dwelling and general contractor's office and shop.

Violation(s): Insufficient lot area and open space.
Interim Planning Overlay District.

In reference to petition Z-12790, John F. Sapienza, 1084 Dorchester Avenue, Dorchester, for two variances for change of occupancy from three-family dwelling and general contractor's office and shop to four-family dwelling and general contractor's office and shop in a local business (L-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval. Proposal complies with goals and objectives of the Glovers Corner Dorchester Avenue Interim Planning Overlay District subdistrict. PZAC recommends approval.



Z-12790

1084 DORCHESTER AVE

DORCHESTER

Board of Appeal Referrals

6/15/89

Hearing: 7/11/89 Z-12794
Mark Resnick
313 Allston Street
Allston

Site: Three-story sturcture

District(s): Apartment (H-1)

Purpose: Change occupancy from sixteen to seventeen apartments

Violation(s): Dwelling connected for more families is forbidden use.
Insufficient area and open space.
Excessive floor area ratio.
Barrier free access.
Interim Planning Overlay District.

VOTED: In reference to petition Z-12794, Mark Resnick, 313 Allston Street, Allston, for forbidden use and four variances for change of occupancy from sixteen to seventeen apartments in an apartment (H-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends denial. Proposed coverision would increase density and parking problems of an already overburdened neighborhood. Furthermore, a four-bedroom unit with only one bathroom represents a substandard living condition. PZAC recommends denial based on density and parking concerns, as well as their general policy of not approving basement units.



Z-12794

313 ALLSTON ST

ALLSTON

Board of Appeal Referrals

6/15/89

Hearing: 6/20/89 Z-12798
BPK Associates Limited Partnership
83-87 Summer Street
Boston

Site: Five-story structure

District(s): General business (B-10)

Purpose: Change occupancy from offices, pub-restaurant, and stores
to same and take-out restaurant.

Violation(s): Take-out restaurant is conditional use.

VOTED: In reference to petition Z-12798, BPK Associates Limited Partnership, 83-87 Summer Street, Boston, for conditional use for change of occupancy from offices, pub-restaurant, and stores to same and take-out restaurant in a general business (B-10) district, the Boston Redevelopment Authority recommends approval with provisos: that deliveries and trash pickup not occur between 7:30 a.m. and 6:00 p.m.; that restaurant logo appear on all paper products; that plans be submitted to the Authority for design review approval. The space was previously occupied by another restaurant and has been vacant for over one year. The site continues to be an appropriate location for a restaurant. Further, this appeal is in conformance with the goals and objectives of the Downtown IPOD.



Z-12798 83-87 Summer Street, Boston

Board of Appeal Referrals

6/15/89

Hearing: 7/11/89

Z-12800
1212-1218 Realty Trust
202-204 Harvard Avenue
Allston

Site: Four-story structure

District(s): Local business (L-1)

Purpose: Change occupancy from eighteen apartments, restaurants, and laundrette to eighteen apartments, restaurants, and retail store.

Violation(s): Barrier free access.

Interim Planning Overlay District.

VOTED: In reference to petition Z-12800, 1212-1218 Realty Trust, 202-204 Harvard Avenue, Allston, for variance for change of occupancy from eighteen apartments, restaurants, and laundrette to eighteen apartments, restaurants, and retail store in a local business (L-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval. Change of use from laundrette to retail clothing store reflects existing condition, is compatible with the local business zone and the goals of the Interim Planning Overlay District, and does not pose any negative impacts to the neighborhood. PZAC recommends approval.



Z-12800

202-204 HARVARD AVE

ALLSTON

Board of Appeal Referrals

6/15/89

Hearing: 7/11/89 Z-12806
Patrick J. Kelly
1915 Dorchester Avenue
Dorchester

Site: One-story structure

District(s): Local business (L-1)

Purpose: Change occupancy from barber shop, restaurant, sub shop,
and cafe to bakery, pizza and sub shops, and cafe.

Violation(s): Take-out restaurant is conditional use.

Barrier free access.

Interim Planning Overlay District.

VOTED: In reference to petition Z-12806, Patrick J. Kelly, 1915
Dorchester Avenue, Dorchester, for conditional use and variance
for change of occupancy from barber shop, restaurant, sub
shop, and cafe to bakery, pizza and sub shops, and cafe in
a local business (L-1) Interim Planning Overlay District,
the Boston Redevelopment Authority recommends approval with
proviso that plans be submitted to the Authority for design
review approval. Proposed uses comply with objectives of
the Peabody Square subdistrict of the Dorchester Interim
Planning Overlay District. Exterior rehabilitation is
consistent with Dorchester Avenue design guidelines.
Dorchester Avenue PZAC recommends approval.



Z-12806

1915 DORCHESTER AVE

DORCHESTER

Board of Appeal Referrals

6/15/89

Hearing: 6/27/89 Z-12810
Asya Scher
115 Belgrade Avenue
Roslindale

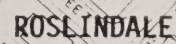
Site: One-story structure

District(s): Residential, three-family (R-.8)

Purpose: Use premises for display and sale of two used cars.

Violation(s): Outdoor display and sale of used cars is forbidden use.

VOTED: In reference to petition Z-12810, Asya Scher, 115 Belgrade Avenue, Roslindale, for forbidden use of premises for outdoor display and sale of used cars in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial. Additional automotive use would further encroach on residential neighborhood and increase traffic and parking conditions on this heavily travelled artery.



Hearing: 6/27/89 Z-12811
Mark Kinchla
37 Wellington Hill Street
Mattapan

Site: 6,597 Square feet of land

District(s): Residential, two-family (R-.5)

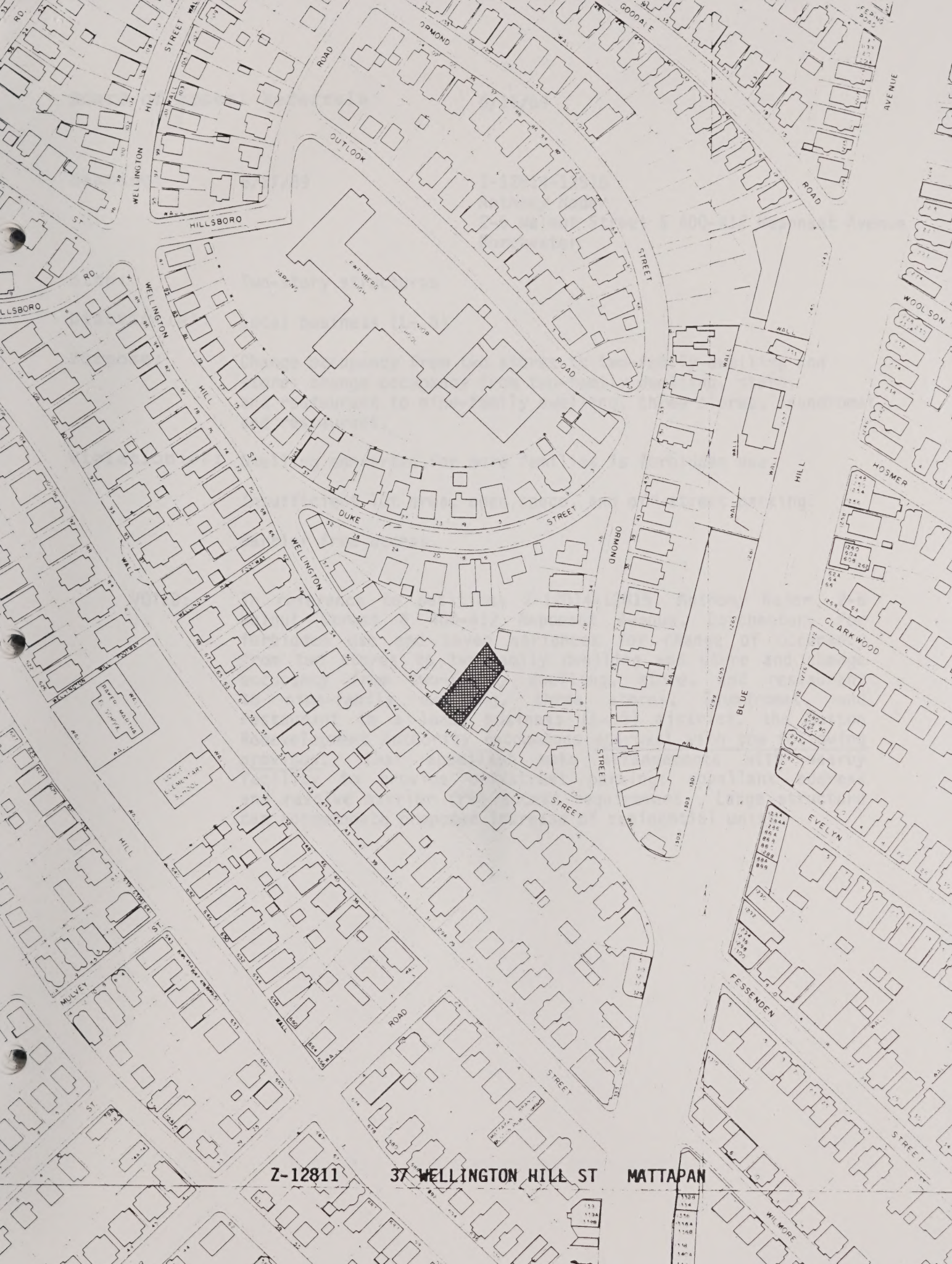
Purpose: Erect three-family modular dwelling.

Violation(s): Three-family dwelling is forbidden use.

Insufficient lot area, width, frontage, open space, front yard, and off-street parking.

Excessive floor area ratio and height of building.

VOTED: In reference to petition Z-12811, Mark Kinchla, 37 Wellington Hill Street, Mattapan, for forbidden use and nine variances to erect three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Site is bounded by similar type housing and will not exceed height of existing structures. Three off-street parking spaces will be provided. Abutters support.



Z-12811

37 WELLINGTON HILL ST

MATTAPAN

Board of Appeal Referrals

6/15/89

Hearing: 6/27/89 Z-12814-12815
Anthony Nader
2-6 Walnut Street & 400-412 Neponset Avenue
Dorchester

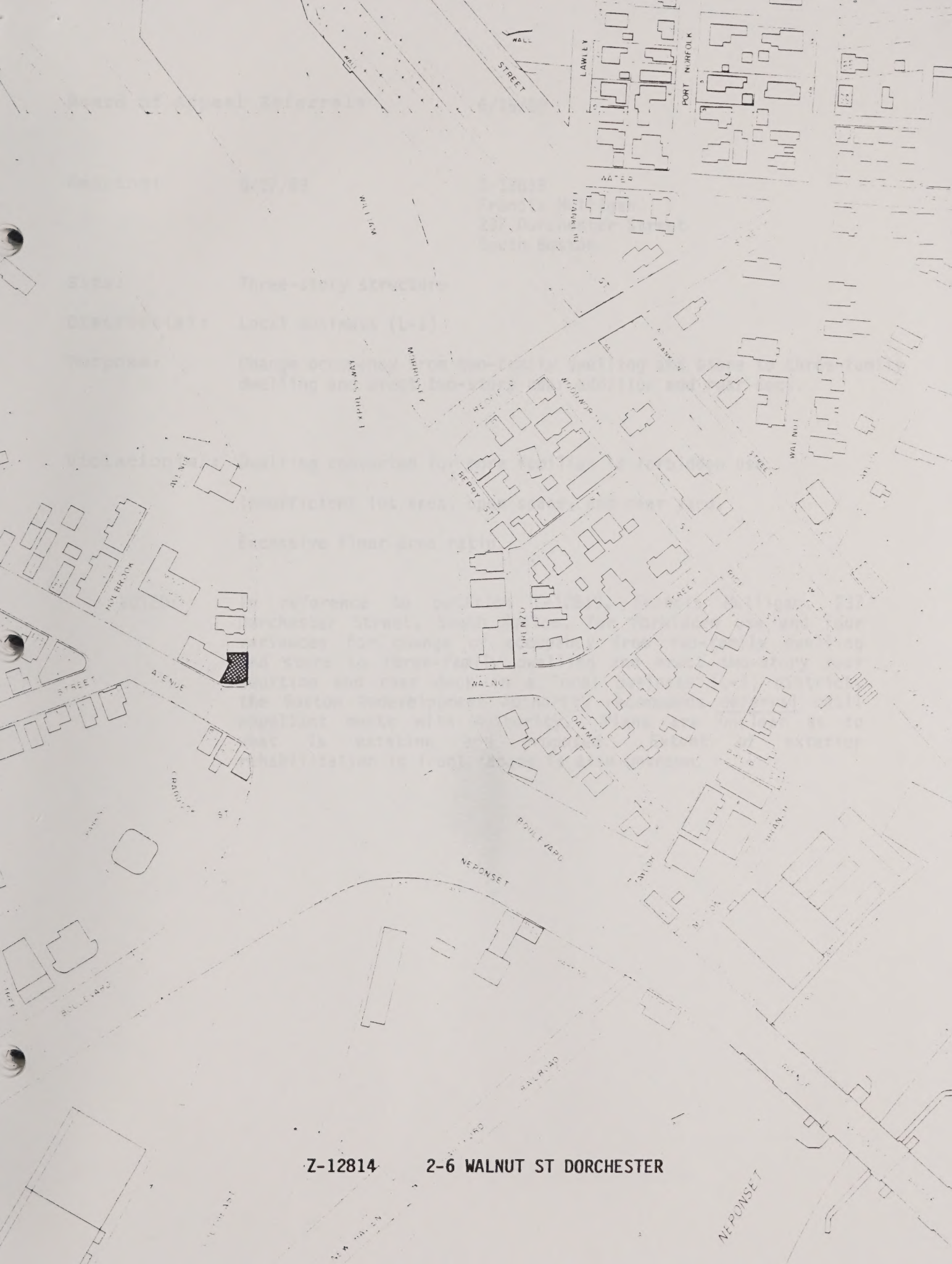
Site: Two-story structures

District(s): Local business (L-.5)

Purpose: Change occupancy from two stores to two-family dwelling and store; change occupancy from two-family dwelling, store, and restaurant to nine-family dwelling, three stores, laundromat, and restaurant.

Violation(s): Dwelling converted for more families is forbidden use.
Insufficient lot area, open space, and off-street parking.
Barrier free access.

VOTED: In reference to petitions Z-12814-12815, Anthony Nader, 2-6 Walnut Street & 400-412 Neponset Avenue, Dorchester, for forbidden use and seven variances for change of occupancy from two stores to two-family dwelling and store and change occupancy from two-family dwelling, store, and restaurant to nine-family dwelling, three stores, laundromat, and restaurant in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval with the following provisos: that appellant make arrangements with nearby facility to provide off-street parking; appellant address and resolve barrier free access requirement. Large structure can accommodate proposed increase of residential units.



Z-12814

2-6 WALNUT ST DORCHESTER

Board of Appeal Referrals

6/15/89

Hearing: 6/27/89

Z-12819
Francis Mulligan
237 Dorchester Street
South Boston

Site: Three-story structure

District(s): Local business (L-1)

Purpose: Change occupancy from two-family dwelling and store to three-family dwelling and erect two-story rear addition and rear deck.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area, open space, and rear yard.

Excessive floor area ratio.

VOTED: In reference to petition Z-12819, Francis Mulligan, 237 Dorchester Street, South Boston, for forbidden use and four variances for change of occupancy from two-family dwelling and store to three-family dwelling and erect two-story rear addition and rear deck in a local business (L-1) district, the Boston Redevelopment Authority recommends deferral until appellant meets with Authority. Plans are unclear as to what is existing and proposed. Extent of exterior rehabilitation to front facade is also unknown.



Z-12819

237 DORCHESTER ST SOUTH BOSTON

Board of Appeal Referrals

6/15/89

Hearing: 6/27/89 Z-12820
One Kenmore Center Limited Partners
642-648 Beacon Street
Boston

Site: Four-story structure

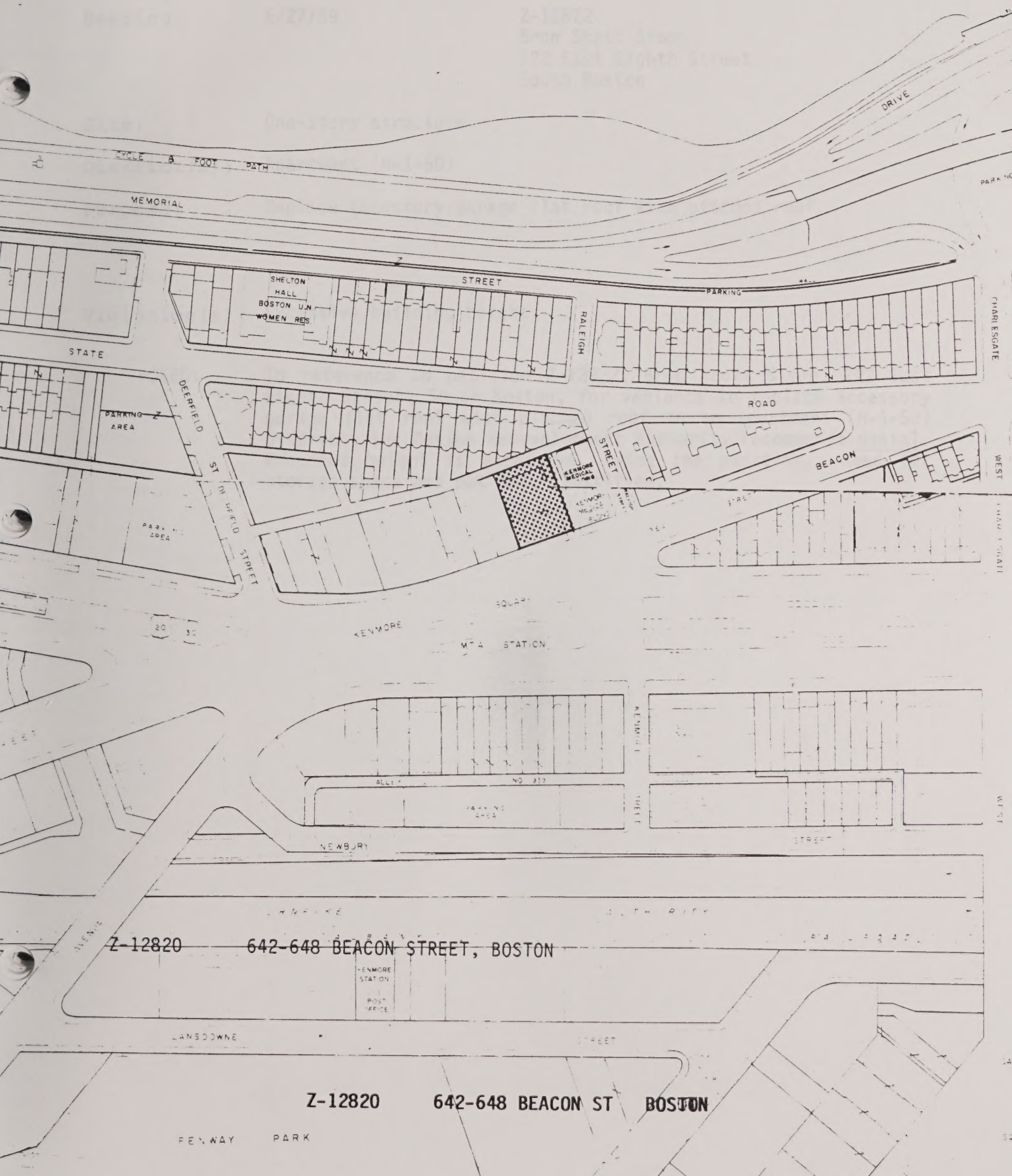
District(s): General business (B-4)

Purpose: Change occupancy from bank, offices, store, and barber shop
to same and take-out restaurant.

Violation(s): Take-out restaurant is conditional use.

Barrier free access.

VOTED: In reference to petition Z-12820, One Kenmore Center Limited Partners, 642-648 Beacon Street, Boston, for conditional use and variance for change of occupancy from bank, office, store, and barber shop to same and take-out restaurant in a general business (B-4) district, the Boston Redevelopment Authority recommends denial. Area is already heavily impacted by fast food take-out operations. Use would compound existing problems of traffic congestion, double parking, and trash.



Z-12820 642-648 BEACON STREET, BOSTON

Z-12820 642-648 BEACON ST BOSTON

Board of Appeal Referrals

6/15/89

Hearing: 6/27/89

Z-12822
Bron Scott Simon
722 East Eighth Street
South Boston

Site: One-story structure

District(s): Apartment (H-1-50)

Purpose: Replace accessory garage flat roof with pitched roof.

Violation(s): Excessive building height.

VOTED: In reference to petition Z-12822, Bron Scott Simon, 722 East Eighth Street, South Boston, for variance to replace accessory garage flat roof with pitched roof in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends denial. Proposed height is excessive, twice the existing. Need for storage space has not been justified.



STREET Z-12822

722 EAST EIGHTH ST

SOUTH BOSTON

Board of Appeal Referrals

6/15/89

Hearing: 7/11/89

Z-12823
Irving Shaffer, Trustee
152 Hampden Street
Roxbury

Site: Three-story structure

District(s): Manufacturing (M-2)

Purpose: Use premises for outdoor storage and handling of waste paper.

Violation(s): Outdoor storage of waste paper is forbidden use.

Interim Planning Overlay District.

VOTED: In reference to petition Z-12823, Irving Shaffer, Trustee, 152 Hampden Street, Roxbury, for forbidden use for use of premises for outdoor storage and handling of waste paper in a manufacturing (M-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends denial. Property is located in the Hampden-George subdistrict of the Roxbury Interim Planning Overlay District. Proposed use is contrary to neighborhood planning objectives and would further impact surrounding residential and commercial properties. Orchard Park residents are opposed. Hampden-George-Shirley Eustis SubPZAC recommends denial.



ORCHARD PARK

Z-12823

152 HAMPDEN ST

ROXBURY

Board of Appeal Referrals

6/15/89

Hearing: 6/27/89

Z-12824
Megan Tabor
284 K Street
South Boston

Site:

District(s): Apartment (H-1-50)

Purpose: Erect rear and roofdeck addition to three-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-12824, Megan Tabor, 284 K Street, South Boston, for variance to erect rear and roofdeck addition to three-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval with the following provisos: that no roofdeck be constructed; that the width of the proposed first-floor rear deck be reduced to allow for three feet at each side lot line; that plans be submitted to the Authority for design review approval. A major concern is the introduction of roofdecks to K Street where rows of beautiful three-story brick rowhouses line the street. A three-foot setback from each side lot line of the proposed rear deck is recommended to ensure access to the sides of the deck and to allow for increased privacy of abutters.



BROADWAY

STREET

EAST

EMERSON

CHURCH OF OUR SAVIOUR

EAST

BECKLER AVENUE

EAST

EAST

EAST

Z-12824

284 K ST — SOUTH BOSTON

MARINE

ROAD

MARINE

TICKNOR STREET

Board of Appeal Referrals

6/15/89

Hearing: 6/27/89

Z-12827
Pauline Lotti
838 Beacon Street
Boston

Site: One-story structure

District(s): Local business (L-2)

Purpose: Change occupancy from store to same and take-out restaurant.

Violation(s): Take-out restaurant is conditional use.

VOTED: In reference to petition Z-12827, Pauline Lotti, 838 Beacon Street, Boston, for conditional use for change of occupancy from store to same and take-out restaurant in a local business (L-2) district, the Boston Redevelopment Authority recommends denial. Proposal will add take-out deli operation to existing liquor store which is located in a small local business district surrounded by residential neighborhood. Use would increase concentration of fast food take-out facilities in the general area and compound existing problems of trash, noise, and double parking. Audobon Neighborhood Association is opposed.



7-12827

838 BEACON STREET, BOSTON

Board of Appeal Referrals

6/15/89

Hearing: 6/27/89 Z-12829
Tobias Yarmolinsky
9 Union Street
Charlestown

Site: 2½-Story structure

District(s): Apartment (H-1)

Purpose: Erect roofdeck addition to a two-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-12829, Tobias Yarmolinsky, 9 Union Street, Charlestown, for variance to erect roofdeck addition to two-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with proviso: that plans with particular respect to scale, design, location, and materials be submitted to the Authority for design review approval.



PS STREET
CEMETERY

Z-12829

9 UNION ST

CHARLESTOWN

151 V-3
29.52

Board of Appeal Referrals

6/15/89

Hearing: 6/27/89 Z-12832
Trustees of Grain Exchange Trust
177 Milk Street
Boston

Site: Seven-story structure

District(s): General business (B-10)

Purpose: Erect mezzanine addition to office building.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-12832, Trustees of Grain Exchange Trust, 177 Milk Street, Boston, for variances to erect mezzanine addition to office building in a general business (B-10) district, the Boston Redevelopment Authority recommends approval. The appellant seeks to increase the gross floor area by approximately 2,596 square feet by constructing a mezzanine floor to create workstations for approximately 13 employees relocated from other space within the building due to lease turnover. The existing FAR of the building is 6.77 and the proposed is 6.98. Subdistrict C of the Downtown IP0D has an as-of-right FAR of 4.0 and the underlying zoning had an as-of-right FAR of 10.0. There will be no exterior changes to the building, nor will the mezzanine be visible from any public areas within the building.



Z-12832

177 MILK ST BOSTON

Board of Appeal Referrals

6/15/89

Hearing: 6/27/89 Z-12833-12834
Richard Donovan
568-574 Blue Hill Avenue
Dorchester

Site: 3½-Story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from six to eleven apartments and erect rear deck; erect ten-unit apartment structure.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area, open space, front yard, and off-street parking.

Excessive floor area ratio.

VOTED: In reference to petitions Z-12833-12834, Richard Donovan, 568-574 Blue Hill Avenue, Dorchester, for forbidden use and nine variances for change of occupancy from six to eleven apartments, erect rear deck and erect ten-unit apartment structure in a apartment (H-1) district, the Boston Redevelopment Authority recommends deferral. The developer has not presented any evidence of community support for this project. The eleven substantial rehabilitation units apparently would be rented to rent subsidy certificate holders. The size of these units are small for large families. The ten new units are expected to be placed on the market for sale. Developer was to reduce the number of new units to eight, increase parking, and demonstrate community support.



Z-12833-34

568-574 BLUE HILL AVE DORCHESTER

Board of Appeal Referrals

6/15/89

Hearing: 7/18/89 Z-12836
Arthur H. Walker
376 Warren Street
Roxbury

Site: Four-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from three-family dwelling and retail stores
to three-family dwelling and laundromat.

Violation(s): Change in nonconforming use.
Interim Planning Overlay District.

VOTED: In reference to petition Z-12836, Arthur H. Walker, 376 Warren
Street, Roxbury, for change in nonconforming use for change
of occupancy from three-family dwelling and retail stores
to three-family dwelling and laundromat in an apartment (H-1)
Interim Planning Overlay District, the Boston Redevelopment
Authority recommends approval. Property is located along
a Boulevard Planning District in the Sav-Mor Subdistrict
of the Roxbury Interim Planning Overlay District. Proposed
use is compatible with the goals and objectives of the Boulevard
Planning District. Three-Streets Neighborhood Association
supports the project. Sav-Mor Sub-PZAC recommends approval.



Z-12836

376 WARREN ST ROXBURY

Board of Appeal Referrals

6/15/89

Hearing: 6/27/89 Z-12837
Thomas F. & Hannah Joyce
81 Sedgwick Street
Jamaica Plain

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from one- to three-family dwelling.

Violation(s): Three-family dwelling is forbidden use.

Insufficient lot area, width, frontage, and off-street parking.

Excessive building height.

VOTED: In reference to petition Z-12837, Thomas F. & Hannah Joyce, 81 Sedgwick Street, Jamaica Plain, for forbidden use and six variances for change of occupancy from one- to three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with the following proviso:
that plans with particular respect to proposed fire escape for second means of egress from upper unit be submitted to the Authority for design review approval. Proposed change of occupancy reflects existing condition and would not be inconsistent with surrounding densities and development patterns.
Jamaica Plain Zoning Committee recommended approval.



Z-12837

87 SEDGWICK ST

JAMAICA PLAIN

Board of Appeal Referrals

6/15/89

Hearing: 6/27/89

Z-12838
A.A.M. Realty, Inc.
643-647 East Broadway
South Boston

Site: Three-story structure

District(s): General business (B-1)

Purpose: Legalize occupancy as nine apartments, store, and animal hospital.

Violation(s): Dwelling converted for more families is forbidden use.
Insufficient lot area, open space, and off-street parking.
Barrier free access.

VOTED: In reference to petition Z-12838, A.A.M. Realty, Inc., 643-647 East Broadway, South Boston, for forbidden use and four variances to legalize occupancy for nine apartments, store, and animal hospital in a general business (B-1) district, the Boston Redevelopment Authority recommends denial. Proposal is excessive and would tend to create substandard conditions. Lack of second means of egress is a concern. Neighbors are opposed.



Z-12838

647 EAST BROADWAY

SOUTH BOSTON

6/15/89

27

Hearing: 7/11/89 Z-12839
Suzanne Schyrokj
446 Shawmut Avenue
Boston

Site: Three-story structure

District(s): Apartment (H-2)

Purpose: Erect roofdeck addition to three-family dwelling.

Violation(s): Restricted roof structure district.

VOTED: In reference to petition Z-12839, Suzanne Schyrokj, 446 Shawmut Avenue, Boston, for conditional use to erect roofdeck addition to three-family dwelling in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Proposed deck will not be visible from the street and will provide needed open space. Visibility of neighbors will not be adversely affected.



Z-12839

446 SHAWMUT AVE BOSTON

Board of Appeal Referrals

6/15/89

Hearing:

7/11/89

Z-12840
Albert Pinckney
4 Carlos Street
Mattapan

Site:

2½-story structure

District(s):

Residential, three-family (R-.8)

Purpose:

Change occupancy one- to two- family dwelling.

Violation(s):

Dwelling converted for more families is forbidden use.

Insufficient lot area.

VOTED:

In reference to petition Z-12840, Albert Pinckney, 4 Carlos Street, Mattapan, for forbidden use and variance for change of occupancy from one- to two- family dwelling in a residential, (R-8) district, the Boston Redevelopment Authority recommends approval with proviso: that plans be submitted to the Authority for design review approval. Predominantly two- and three-family neighborhood. Two abutters have indicated support.



FRANKLIN FIELD DEVELOPMENT
BOSTON HOUSING AUTHORITY
BOSTON 667-1

FRANKLIN FIELD DEVELOPMENT
BOSTON HOUSING AUTHORITY
BOSTON 200-11

AMES STREET
BOSTON HOUSING
BOSTON 667-2

Z-12840

4 CARLOS ST

MATTAPAN

Board of Appeal Referrals

6/15/89

Hearing: 7/11/89 Z-12843
Jean V. Joseph
12 Nightingale Street
Dorchester

Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.
Insufficient lot area and open space.

VOTED: In reference to petition Z-12843, Jean V. Joseph, 12 Nightingale Street, Dorchester, for forbidden use and two variances for change of occupancy from two- to three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with the following proviso: that plans with respect to unit cross ventilation and kitchen ventilation be submitted to the Authority for design review approval. Conversion would not create any adverse impacts.



Z-12843 12 NIGHTINGALE ST DORCHESTER

Board of Appeal Referrals

6/15/89

Hearing: 6/27/89 Z-12847-12848
Lyle & Patricia Freiberger
23 Gardenside Street & 83 Sherwood Street
Roslindale

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Subdivide; erect one-family modular dwelling.

Violation(s): Insufficient lot area, width, side, rear yards, and off-street parking.

Excessive floor area ratio.

VOTED: In reference to petitions Z-12847-12848, Lyle & Patricia Freiberger, 23 Gardenside Street & 83 Sherwood Street, Roslindale, for eight variances to subdivide and erect one-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Small lot (2,232 square feet) is inconsistent with adjacent properties (5,000 to 6,000 square feet). Plans do not indicate provisions for off-street parking.



JAMES F. HEALY
PLAYGROUND

Z-12847-48

23 GARDENSIDE & 83 SHERWOOD

ROSLINDALE

Board of Appeal Referrals

6/15/89

Hearing: 7/18/89 Z-12850
Michael Colantonio
1107-1109 Dorchester Avenue
Dorchester

Site: One-story structure

District(s): Local business (L-1)

Purpose: Change occupancy from store to laundromat.

Violation(s): Barrier free access.

Interim Planning Overlay District.

VOTED: In reference to petition Z-12850, Michael Colantonio, 1107-1109 Dorchester Avenue, Dorchester, for variance for change of occupancy from store to laundromat in a local business (L-1) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval with the following proviso: that lighting for rear parking area be installed and be so arranged as to shine downward and away front streets and residences. Use complies with goals and objectives of the Glovers Corner subdistrict of the Dorchester Avenue IPOD. PZAC recommended approval with above proviso.



Z-12850

1107-1109 DORCHESTER AVE

DORCHESTER

Board of Appeal Referrals

6/15/89

Hearing: 7/11/89

Z-12852
Anne G. Ryan
99 Bennett Street
Brighton

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Erect enclosed porch additions to two-family dwelling.

Violation(s): Insufficient front and side yards.

VOTED: In reference to petition Z-12852, Anne G. Ryan, 99 Bennett Street, Brighton, for two variances to erect enclosed porch additions to two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Replacement of open front porches. Compatible with surrounding properties.



Z-12852

99 BENNETT ST

BRIGHTON

Board of Appeal Referrals

6/15/89

Hearing: 7/18/89 Z-12860
John R. Lawson
2 Litchfield Street
Brighton

Site: Three-story structure

District(s): Local business (L-1)

Purpose: Install single and double driveways.

Violation(s): Insufficient side yard.

VOTED: In reference to petition Z-12860, John R. Lawson, 2 Litchfield Street, Brighton, for variance to install single and double driveways in a local business (L-1) district, the Boston Redevelopment Authority recommends approval. Proposed driveways will provide off-street parking for residents of appellant's three-family dwelling and help alleviate curbside parking demand produced by adjacent commercial and automotive uses. Width of sideyard parking is compatible with requirements of bordering R-.8 zone. Abutter is opposed to driveway on Lincoln Street.



Z-12860

2 LITCHFIELD ST

BRIGHTON

Board of Appeal Referrals

6/15/89

Hearing: 7/18/89

Z-12862
John Gaspardi
10 DeWolf Street
Dorchester

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Insufficient lot area.

VOTED: In reference to petition Z-12862, John Gaspardi, 10 DeWolf Street, Dorchester, for variance for change of occupancy from two- to three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Conversion compatible with residential nature of neighborhood. No adverse impacts.



Z-12862

10 DE WOLF ST DORCHESTER

MATHER SCHOOL
(E1)

FIRST PARISH
CHURCH

EDWARD
SOUTHWORTH

PARISH ST.

DORCHESTER
SQUARE

EATON SQUARE

Board of Appeal Referrals

6/15/89

Hearing: 7/18/89

Z-12867
Francis H. Smith, Jr.
43 Woodward Avenue
Roxbury

Site: Two-story structure

District(s): Apartment (H-1)

Purpose: Legalize occupancy as two-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.
Insufficient lot area.

VOTED: In reference to petition Z-12867, Francis H. Smith, Jr., 43 Woodward Avenue, Roxbury, for forbidden use and variance to legalize occupancy as two-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval. Property is located in the Shirley-Eustis subdistrict of the Roxbury Interim Planning Overlay District. Conversion from the one- to two-family dwelling is consistent with the character of the neighborhood. The Shirley-Eustis SubPZAC supports project.



MAGAZINE

LITTLE SISTERS
OF THE
POOR
HOME FOR
THE AGED

WOODWARD

CLARENCE

LANGDON

PLAYGROUND

RALPH WALDO
EMERSON
SCHOOL
(E1)

SHIRLEY

ROCKFORD

BURRELL

Z-12867

43 WOODWARD AVE ROXBURY

Board of Appeal Referrals

6/15/89

Hearing: 6/27/89 Z-12881
Frank R. Statsky
465A-465 East Eighth Street
South Boston

Site: 2½-Story structure

District(s): Apartment (H-1-50)

Purpose: Legalize occupancy as three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.
Insufficient lot area, open space, and front yard.

VOTED: In reference to petition Z-12881, Frank R. Statsky, 465A-465 East Eighth Street, South Boston, for forbidden use to legalize occupancy as three-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval. No record of legal occupancy. Existing condition for many years. Mixed one- and three-family neighborhood.



Z-12881 465 EAST EIGHTH ST SOUTH BOSTON

OLD

HARBOR

Board of Appeal Referrals

6/15/89

Hearing: 6/27/89

Z-12892-12893
Elias & William Audy
75 & 85 New Haven Street
West Roxbury

Site: 1- and 2½-Story structures

District(s): Single-family (S-.5)

Purpose: Subdivide.

Violation(s): Insufficient lot area and side yard.

VOTED: In reference to petitions Z-12892-12893, Elias & William Audy, 75 & 85 New Haven Street, West Roxbury, for four variances to subdivide in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval. Proposal will allow appellant at #75 to acquire 166 square feet of land from #85. It has been found that addition to #75 extends beyond lot line even though constructed with correct permits. Petition will remedy condition.



Z-12892-93 75-85 NEW HAVEN ST WEST ROXBURY

Board of Appeal Referrals

6/15/89

38

Hearing: 6/27/89 Z-12901
Donna Fitzgerald
167 School Street
Jamaica Plain

Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from one- to two- family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.
Insufficient lot area and open space.

VOTED: In reference to petition Z-12901, Donna Fitzgerald, 167 School Street, Jamaica Plain, for forbidden use and two variances for change of occupancy from one- to two- family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends deferral. Although a two-family home is appropriate in this area, this appeal raises and does not resolve concerns about location of egress to one of the two units to be created. Specifically, appellant proposes a rear main entrance and a second means of egress through the second unit. Concerns are for security, safety, and privacy of units. Also, the 2,887-square-foot lot is considerably smaller than other two-family properties in the immediate neighborhood. Neighborhood reaction has been mostly favorable, although direct abutter is opposed. Zoning Committee recommends: denial by majority 4-3 vote. Appellant should resolve egress issue to mitigate above concerns.



Z12901

167 SCHOOL ST

JAMAICA PLAIN

Board of Appeal Referrals

6/15/89

Hearing: 7/11/89

Z-12906
William J. Gormley
2053-2055 Centre Street
West Roxbury

Site: 2½-story structure

District(s): Local business (L-1)

Purpose: Erect one-story rear addition to one-family dwelling and funeral home.

Violation(s): Insufficient front yard.

VOTED: In reference to petition Z-12906, William J. Gormley, 2053-2055 Centre Street, West Roxbury, for variance to erect one-story rear addition to one-family dwelling and funeral home in a local business (L-1) district, the Boston Redevelopment Authority recommends approval with proviso: that plans with particular respect to landscaping be submitted to the Authority for design review approval. Handicap ramps and facilities will be provided.



Z12906

2053-2055 CENTRE ST

WEST ROXBURY

Board of Appeal Referrals

6/15/89

Hearing:

7/18/89

Z-12930

Gertrude McCarthy
18 Sunnybank Road
West Roxbury

Site:

2½-Story structure

District(s):

Single-family (S-.5)

Purpose:

Erect one-story rear addition to one-family dwelling.

Violation(s):

Excessive floor area ratio.

Insufficient rear yard.

VOTED:

In reference to petition Z-12930, Gertrude McCarthy, 18 Sunnybank Road, West Roxbury, for two variances to erect one-story rear addition to one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends deferral until appellant reviews plans with community and Land Use Subcommittee.



Z-12930

18 SUNNYBANK RD

WEST ROXBURY

Board of Appeal Referrals

6/15/89

Hearing: 6/20/89 Z-12953-12958
City of Boston
144 & 148 Whitfield Street
74-76 Wheatland Avenue
115A-115B Southern Avenue, Dorchester

Site: Vacant land

District(s): Residential, three-family (R-.8)

Purpose: Subdivide; erect six attached one-family dwellings.

Violation(s): Insufficient lot area, width, frontage, side, rear yards,
and open space.

Excessive building height.

VOTED: In reference to petitions Z-12953-12958, City of Boston, 144 & 148 Whitfield Street, 74-76 Wheatland Avenue, 115A-115B Southern Avenue, Dorchester, for thirty-six variances to erect six attached one-family dwellings in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. It is proposed to erect six individual three-story single-family duplex dwellings and to subdivide three parcels of land into six individual parcels for single ownership. The dwellings are to be constructed through the City of Boston's 747 Program. The new housing should be compatible with the existing 2½-story (peak roof) housing stock.



Z-12953-58

144-148 WHITFIELD ST 74-76 WHEATLAND & 115 A-B SOUTHERN AVE

DORCHESTER

Board of Appeal Referrals

6/15/89

Hearing: 6/20/89 Z-12978-12980
City of Boston
14, 21 & 28 Ferndale Street
Dorchester

Site: Vacant land

District(s): Residential, three-family (R-.8)

Purpose: Erect a six-family and two three-family dwellings.

Violation(s): Off-street parking not allowed in front yard nor within five feet of side lot line.

Insufficient lot area, width, frontage, front, side, rear yards, and off-street parking.

Excessive floor area ratio.

VOTED: In reference to petitions Z-12978-12980, City of Boston, 14, 21 & 28 Ferndale Street, Dorchester, for eighteen variances to erect a six-family and two three-family dwellings in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. It is proposed to erect two three-family dwellings and one six-family dwelling. The units are to be built through the City's 747 Program, which creates housing on buildable City-owned vacant land. The new housing should be compatible with the existing three- and six-family (flat roof) housing stock.



AL2978-80

14, 21 & 28 FERNDAL ST

DORCHESTER